

The Moor

Coleorton, Coalville, LE67 8GE

John 
German





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£895,000

This beautiful home has been renovated, extended and completely transformed. Offering six bedrooms, four bathrooms, a wonderful part vaulted lounge with glazed gable and a breath-taking open plan contemporary dining, social kitchen. Plot and paddock to the rear totalling around 1.15 acres, a true country gem.



A beautiful life begins at home but when you have a beautiful home with a beautiful view, that's when life feels quite remarkable. You will find an electric gated entrance and secured driveway parking on arrival at this fully contemporary home which is situated in a quiet rural setting. Backing onto open countryside, the property stands in wonderful gardens and paddock, totally circa 1.15 acres. Perfect for a variety of uses. The current owners have undergone an exhaustive and exacting renovation project with a keen eye to detail, we cannot recommend a personal viewing highly enough.

The village lies approximately 3 miles east of Ashby-de-la-Zouch in the Coleorton Valley, a truly rural location with many country lanes to lose yourself in and some fabulous properties tucked away around you. The village embraces all that village life offers with a busy social agenda, a couple of pubs that do excellent food and a good local primary school. The commuter links are perfect, lying on the doorstep to the M42 and the M1 and of course the popular town of Ashby with its many eateries, pubs and boutique shops are nearby.

Set beneath a sheltering canopy porch, stands an impressive contemporary entrance door which swings open to reveal an equally impressive reception lobby and hallway with oak flooring underfoot. Immediately to your left is the formal dining room, perfect for entertaining, and directly ahead, your eyes are drawn towards the view of both the lounge and kitchen with the countryside beyond.

The lounge is an architecturally wonderful room with part vaulted ceiling and a feature glazed gable flanked by skylights, flooding the room with light. Full width bifold doors sit below and fold back to allow direct access out to the patio area. Once again, oak flooring runs underfoot.

Welcome to the heart of the home, the stunning living/family kitchen with its stylish range of fitted base and eye level units with all of those important integrated appliances. The open plan design lends itself beautifully to family life, gather round the centre island and enjoy a bite to eat together whilst catching up on the day. There is room for a dedicated breakfast table and a family area with plenty of space for a large sofa and once again, this room also has full width bifold doors allowing this light and airy space to be completely opened up to the garden whilst natural day light floods in further from the Velux windows above.

Leading from the kitchen is a utility room, finished in matching cabinetry and having side entrance door, making the perfect entrance for muddy boots and dogs after a walk in the surrounding countryside.

Set across the first floor of the home, you will find five double bedrooms, two of which have their own en suite shower room. The other bedrooms have use of the excellent family bathroom with contemporary free standing bath and separate shower.

Last but definitely not least is the principal bedroom suite, set across the top floor, having his and hers walk in wardrobes, a luxury en suite shower room and four large Velux skylights offering amazing countryside views.

Outside, the rear garden is beautifully quiet and secluded and is quite an oasis. There is a roomy patio area for BBQ's, relaxing and entertaining, as well as a good size lawn which leads down to a hidden vegetable garden area with raised sleeper beds and onto the paddock itself, a lovely expanse of open green space backing onto countryside.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: No gas. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/15062023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

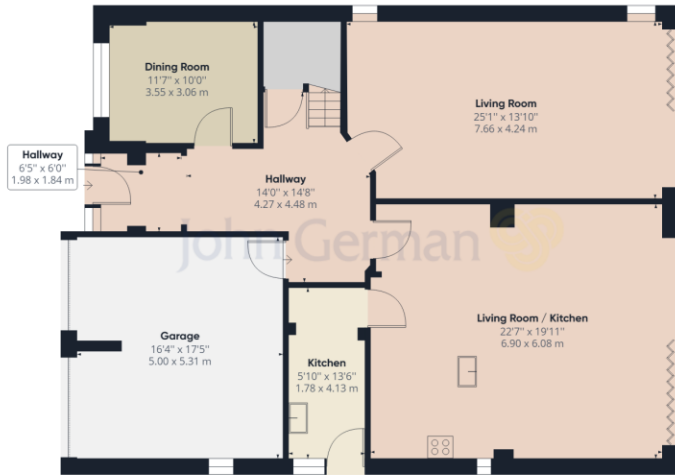




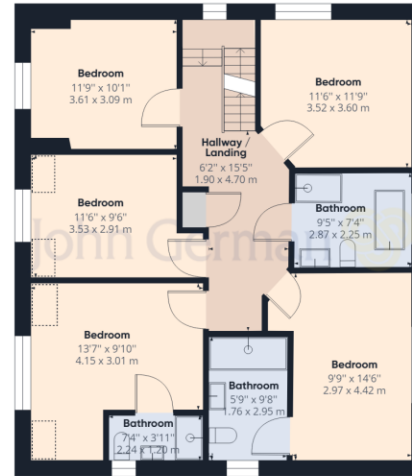




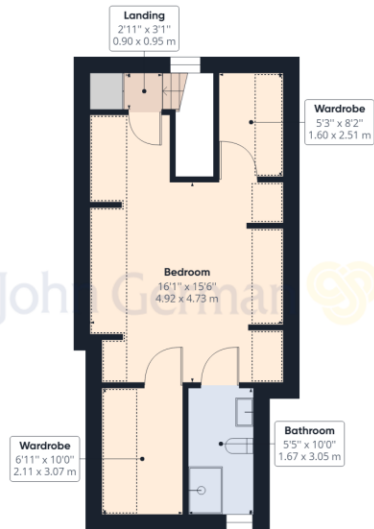




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2959.25 ft²


274.92 m²

Reduced headroom

157.51 ft²

14.63 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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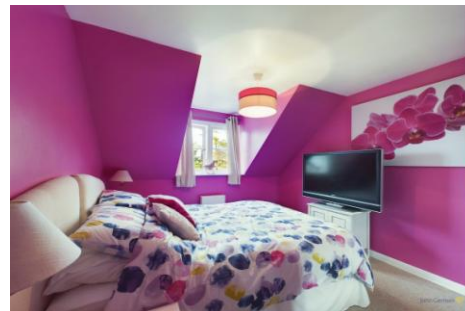
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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